

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of Conlin Strawberry Water Company, Inc., a California corporation (U-177-W), for Authority to Sell and Del Oro Water Co., Inc. (U-61-W), for Authority to Buy the Conlin Strawberry Water Company Water System in Tuolumne County.

Application 05-12-001
(Filed Dec. 2, 2005)

Investigation on the Commission's Own Motion into the Operations and Practices of the Conlin-Strawberry Water Co. Inc. (U-177-W), and its Owner/Operator, Danny T. Conlin; Notice of Opportunity for Hearing; and Order to Show Cause Why the Commission Should Not Petition the Superior Court for a Receiver to Assume Possession and Operation of the Conlin-Strawberry Water Co. Inc. pursuant to the California Public Utilities Code Section 855.

Investigation 03-10-038
(Filed Oct. 16, 2003)

DECLARATION OF KERRIE EVANS

I, Kerrie Evans, declare the following:

1. On January 6, 2005, I called the Pinecrest Permittee's Association (PPA), a local water provider in the Strawberry area, to ascertain their current interest in buying the Conlin Strawberry Water Company (CSWC). I have spoken to them in the past and they were very much interested. I knew they had new management and decided to call them again. The person answering the phone said they would have Ken Irwin call me the following Monday to answer my question. Mr. Irwin is the President of PPA.

2. On January 9, 2006 Mr. Irwin left me a phone message and I called him back the same day. He said that he would be interested in looking at the possibility of having PPA buy CSWC. He said PPA has had a long term interest in buying CSWC and he would look at the information available. I faxed him an annual report of the CSWC. He said he was currently up in Oregon working on remodeling a house he has there and

did not have email capabilities but we could communicate by phone and that he would write to ALJ Thorson about PPA's desire to be an interested party in A. 05-12-001. He also said that after looking at the information he would have to present it to the Board of PPA.

3. On January 10, 2006, I faxed the information again and I also gave him the PHC statement of 12/21/05. I then called Mr. Irwin to confirm he got the information. At this time I also asked him if PPA would be interested in taking over the management of the system in the near future. He said yes, but he would have to present that issue to the PPA Board.

4. On January 6, 2006, the assigned Administrative Law Judge (ALJ) John E. Thorson ordered Danny Conlin, CSWC, and DOWC to provide DRA by January 11, 2006, all the Exhibits mentioned in the APSA that are missing and "to the extent they now exist." In general, the teleconference revealed that little has been done since the submission of the application, that is, none of them exist except for the 2004 CPUC required annual reports of both CSWC and DOWC or they are non-existent because the category does not require inclusion of any items.

5. On January 10, 2006, in a teleconference call beginning at 2:00 p.m. I discussed with the following attendees – Gary Jennings, Tom MacBride, and Bob Fortino – the "Exhibits" listed at page 20 of the "Agreement of Purchase and Sale of Assets" (APSA). The APSA is identified as "Exhibit A" to A. 05-12-001. Cleveland Lee could not attend the teleconference and asked me to take the call for him.

6. At 1:58 pm, (two minutes before the January 10 teleconference) Gary Jennings, the real estate broker representing the Seller and the Buyer, e-mailed me an explanation of why each and every APSA Exhibit was not included in A. 05-12-001 and continues to be missing. A copy of Gary Jennings' email is attached.

7. The teleconference centered around the APSA's Exhibit list of 16 documents grouped under Appendices A to F, which the APSA references in its terms and conditions. Pursuant to the PHC on January 6, 2006, DRA e-mailed to

all the attendees, a list of the Exhibits that were missing from the APSA, which is attached to this Declaration. For the most part, Gary Jennings stated the Exhibits are missing because “they are to be submitted at time of escrow.” He further explained that the close of escrow was contingent on when and if the Commission approves a general rate increase for CSWC, but mentioned no GRC application or other rate request had been filed. Mr. Fortino mentioned in the teleconference call, that if and when he becomes the operator in the near future, they intend to file a GRC application. Neither Mr. Fortino nor Mr. MacBride mentioned the fact that the original complaint decision requiring the removal of Mr. Conlin in his management duties also requires the replacement management to be approved by the Water Division. They may not be aware of this order nor was it discussed in the teleconference.

8. The following is my summary of the teleconference regarding each of the Exhibits listed in the APSA. I note the status of each Exhibits.

9. **Exhibit A-1: “Property reserved from transfer to Buyer”/ Status: Missing and Unresolved:** The APSA contains the wrong number of properties. Some of them are not owned by CSWC but instead are easements that Danny Conlin may not be able to locate. According to Gary Jennings, a title search has begun and is continuing. While the Respondents have been conducting a title search for the two properties listed in the APSA, it is not clear that a title search has been done for the property owned by the utility in total. Gary Jennings said that the information supplied indicates a dispute over the value of the improvements on one of the parcels owned by the company. The CPC&N assets are discussed but not when the company was incorporated. When Mr. Conlin inherited the water system he formed the corporation, CSWC.

10. Mr. Jennings mentioned a dispute has developed over the value of the improvements on one of the parcels of land owned by CSWC. Per information e-mailed: “The improvement value is \$ 50,885. The improvement value seems incorrect based on the fact the tank has collapsed and not in operation.”

11. No legal descriptions of the properties that are to be “reserved from transfer to buyer” are included with the APSA. That date remained indefinite, but the following information was included in Mr. Jennings’ e-mail:

Section 3.10 and 9.1 through 9.2.4 requires the seller to provide the necessary documents by the close of escrow. We disclosed the issue on Page 6 section 3.5, section 3.6 and provided a copy of the two parcels in exhibit B.

* * * *

The seller has confirmed the company owns two parcels and three ground leases. Two of the ground leases are with the USDA Forest Service and one with the Diamond Family Trust. The ground lease information has been requested. The parcel reserved as per the asset purchase agreement is APN 024-090-23-00 (see exhibit B). The assessed land value is \$ 18,825.

12. **Exhibit A-2 does not exist.**

13. **Exhibit A-3 is A-2, “Purchase Price Allocation,” Status: Missing and Unresolved.** The “Purchase Price Allocation” exhibit is missing, because Mr. Fortino in today’s teleconference call, the final price would depend on (1) how big of a rate increase will be placed on the ratepayers and (2) how much of the reparations listed in D.05-07-010 will need to be actually paid. Mr. MacBride indicated that he believes “settlement talks” regarding the actual amount of the reparations to be paid will be a topic during the required talks outlined in ALJ Thorson’s 12/21/05 document titled, “ALJ’s ruling ordering service of application, setting prehearing conference, and hearing on petition for modification.” This document requires that “provisions in the proposed sale should be made for Commission-ordered reparations.” It is not clear from the teleconference discussion why this direction would also include in the settlement talks a discussion to change the amount owed.

14. G. Jennings’ e-mail states the following re purchase price allocation:

The price range is between the current rate base as per the 2004 annual report (\$ 108,445) and not to exceed \$ 300,000, depending on the settlement discussions and approved rate case (Rate of Margin or Rate of Return). The allocation will be finalized when the final purchase price is determined. If the buyer is allowed to use Rate of Margin, the ratepayers will see an increase in the range of \$ 9.00 to \$ 12.00 per

month (ROM percentage X expenses / 370 customers). If the buyer is allowed to use Return on Investment (Class B, 10%), the customers will see a rate increase in the range of 2.00 to 4.00 per month. The company is operating in the red and cannot pay its obligations at this time. The purchase allocation will be included in the closing documents.

15. **Exhibit B-1 Certified Financial Statements For Period Ending December 31,2004,** Status: Missing and Unresolved.

During the teleconference, Mr. Jennings stated that this data would be due just before the close of escrow. They have requested the 2004 statement, but the accountant for CSWC is not a CPA and therefore cannot submit a certified financial statement, even though Exhibit B-1 states that it is a certified financial statement According to G. Jennings's e-mail:

The seller is required to provide the information before the close of escrow as per section 9.1 through 9.3.2. It is due just before the close of escrow. The 2004 financial information is in Exhibit C. It is my understanding; the 2005 Annual Report process will start late January. The 2005 annual report will be used for exhibit B-1 and certified by the seller accountant. We have requested the accountant to certify the 2004 annual report via an audit and or a review of the tax return. An addendum as B-1 will be submitted after the 2005 annual report is submitted and certified.

16. **Exhibit B-2 Extraordinary Transactions.** Status; Missing/ None to Report

Not discussed was the definition of what an extraordinary transaction means. The teleconference left in doubt what Mr. Conlin or Mr. Fortino regarded as a transaction done in the normal course of running the water company, as compared to what the Commission may regard as not so ordinary The emailed information states, "The seller has indicated there have been no extraordinary transactions in 2004 or 2005. "¹

17. **Exhibit B-3 Undisclosed Liabilities.** Status: Missing / None to Report

During the teleconference no one claimed it missing – just that nothing belongs under this category. According to G. Jennings's e-mail: "The seller has indicated there are

¹ See Ord.Para. 8 of D.05-07-010: "Danny...shall not remove (other than in the normal course of business), misdirect, or intentionally damage any asset of the water system."

no undisclosed liabilities in 2004 or 2005. The 2005 financial data is pending the 2005 Annual Report. An addendum as B-3 will be submitted.”

18. **Exhibit B-4 Real Property Encumbrances** .Status: Missing/unclear

The teleconference did not clarify whether the real property encumbrances were past taxes. G. Jennings’ e-mail states the following: “Preliminary title report has indicated there are past due tax due on each parcel. The past due tax will be paid via escrow. An addendum as B-4 will be submitted.”

19. **Unknown-1 This Is C-2 Secured Property Tax Bills**

This emailed supplied information corresponds to C-2, and is the parcel numbers “024-090-23-00” and “024-090-24-00.” The included emailed information states, “The seller has indicated the water company has two parcels (Exhibit B) and three ground leases (Pending). We have disclosed the issues on page 6, item 3.5 and 3.6. Per section 9.2 through 9.3.2 the seller has to resolve these items before the close of escrow. I have requested from the CPUC records office a copy of Decision order 66037 (1963 order to create CSWC) to double check the parcel information. The ground lease information has been requested and is pending. The outstanding tax owned on the two parcels is disclosed (Exhibit B) and will be paid via escrow.”

20. **Exhibit C-1 Real Property Descriptions (3 Parcels)** Status: Missing / “resolved by the close of escrow.”

In the teleconference, an application for title insurance was mentioned but it was not clarified what land is in the real property descriptions. The emailed information includes the following,

The two parcels are listed on Page 6, item 3.5. A copy of the tax bill is listed, as exhibit B. Enclosed is copy of the title search from Mid Valley Title regarding two parcels. The past due tax will be paid out of escrow. Item 3.6 requires the seller to provide the documentation to support his claim on ground leases. Through the normal course of a transaction, and provided for in section 9.2 through 9.2.4 the three ground lease issues will be resolved by the close of escrow.

21. **Exhibit C-2 Was not included in the sent items – This is actually UNKNOWN#1 discussed above**

22. **Exhibit C-3 List Of Tangible Personal Property Owned Or Used** Status: Missing/ “provided at the close of escrow.”

During the teleconference, it was stated that this Exhibit C-3 is not needed until just “prior to the close of escrow.” Further, the value of the materials on hand etc. and other assets are assumed to be very small, so not an issue. Yet one item that might have some value, a truck, has still not be evaluated to its cash value. According to G. Jennings’s e-mail:

Page 7, item 3.7. This list is due prior to the close of escrow. The seller has indicated the company has very little hand tools or related equipment, other than the water treatment plant. Projected value (hand tools) is less than \$ 1,000.00, excluding the service truck. Exhibit C-3 will be provided at the close of escrow.

23. **Exhibit C-4 List Of Accounts Receivable** Status: Missing/ No preliminary value known - to be “provided at the close of escrow.”

No preliminary value known. Per G. Jennings’s email on this item:

“Page 7, item 3.8. The list of accounts receivable is due prior to the close of escrow. It is customary the seller provide this information near the end of the process. The buyer expects this information to be provided two weeks prior to the close of escrow. Exhibit C-4 will be provided at the close of escrow. [Emphasis added.]

24. **Exhibit C-5 List Of Accounts Payable**. Status: Missing/ No preliminary value known - “provided at the close of escrow.”

During the teleconference, no preliminary value was discussed. The emailed information states:

Page 7, item 3.8. The list of account payable is due prior to the close of escrow. It is customary the seller provide this information near the end of the process. The buyer expects this information to be provided two weeks prior to the close of escrow. Exhibit C-5 will be provided at the close of escrow. [Emphasis added.]

25. **Exhibit C-6 Insurance Policies**. Status: Missing / to be provided “before the close of escrow.”

The teleconference discussion just stated that this is considered a “close of escrow issue”. According to the emailed information, “The buyer has requested this document and the seller has to provide it before the close of escrow.” [Emphasis added.]

26. **Exhibit D-1 List Of Customers.** Status: Missing / Still missing

The teleconference call on this item revolved around a new customer scheduled to start service in the spring 2007. According to the discussion, it represents about a 15% increase in the number of connections. It is not clear if this new customer can be served by CSWC, not discussed: are they within the CSWC territory, does the system have the capacity to serve this type of new connections? Has the company told the PUC about this 15% increase in number of connections, and not clear is ---what type of connections. Is there to be a contribution by Sierra Pacific Industries (new builder with 56 connections)? The emailed information states, “The buyer has requested this information and the seller has to provide it before the close of escrow. The buyer expects this information in accordance with the O&M agreement. The seller has indicated they have 370 active customers and 56 pending new customers in spring of 2007. The builder is Sierra Pacific Industries.”

27. **Exhibit E-1 Employment Agreements.** Status: Missing / Still Missing

The teleconference discussion revolved around the continued employment of the part-time certified operator who has worked for the system for many years, wishes to continue working for the system, and lives in the area. G. Jennings’ e-mail states: “This transaction provides no employment agreement for Danny Conlin and or any funds outside of the agreement. The future employment of the two employees is uncertain.”

28. **Exhibit F-1 List Of Litigation** .Status: Missing / Ignores Receivership actions at the CPUC and at the Superior Court

During the teleconference, Mr. MacBride mentioned the missing Receivership issues and stated these will be included. G. Jennings’ e-mail states: “The seller has indicated there is no litigation at this time or pending other than CPUC items listed on page 1, Recitations item B and page 5 item 3.3.5. and item 3.3.11. Docket I - 03 10 038.”

29. **Exhibit F-2 List Of Administrative Proceedings.** Status: Missing/
Ignores receivership issues

During the teleconference, Mr. MacBride stated these will include the associated Tuolumne Superior Court receivership application. The supplied email information states, "The seller has indicated there is no litigation at this time or pending other than CPUC items listed on page 1, Recitations item B and page 5. item 3.3.5. and 3.3.11. Docket I - 03 10 038."

30. **Exhibit Del Oro Water Company 2004 Financial Statement.** Status:
Included

I declare that above stated is to the best of my knowledge and is truthful and accurate.

Kerrie Evans
Tuesday, January 10, 2006

Cleveland and Kerry,

I have listed my answers to each of your questions. As discussed, it is my intention to provide a complete and full disclosure regarding this proposed transaction. If you should have any other questions, please feel free to contact my office and we will be happy to accommodate you.

As you know, the water company is operating in the red and cannot meet its financial obligations at this time. The company lost \$ 34,617.00 in 2004 and \$ 7,366.00 in 2003.

I urge you to allow the rate case to start and allow an emergency rate increase to cover the cost of power, labor and provide a rate of return or rate of margin to operate this company and pay their vendors.

Thank you for your time and consideration.

Gary Jennings

A- PROPERTIES AND LIABILITIES	1	PROPERTY RESERVED FROM TRANSFER TO BUYER	MISSING
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Section 3.10 and 9.1 through 9.2.4 requires the seller to provide the necessary documents by the close of escrow. We disclosed the issue on Page 6 section 3.5, section 3.6 and provided a copy of the two parcels in Exhibit B (Tax & APN parcel information).

The seller has confirmed the water company owns two parcels and three ground leases. Two of the ground leases are with the USDA Forest Service and one with the Diamond Family Trust. The ground lease information has been requested. The parcel reserved as per the asset purchase agreement is APN 024-090-23-00 (see Exhibit B). The accessed land value is \$ 18,825. The improvement value is \$ 50,885. The improvement value seems incorrect based on the fact the tank has collapsed and is not in operation.

A-1 Exhibit will be submitted with a copy of the parcel tax record and a copy of the title search results at the close of escrow.

	2	NONE LISTED	
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Page 20, editing error. A-3 should read A-2.

	3	PURCHASE PRICE ALLOCATION	G MISSING
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A-3 should read as A-2. The price range is between the current rate base as per the 2004 annual report (\$ 108,445) and not to exceed \$ 300,000, depending on the settlement discussions and approved rate case (Rate of Margin or Rate of Return). The allocation will be finalized when the final purchase price is determined.

If the buyer is allowed to use Rate of Margin, the ratepayers will see an increase in the range of \$ 9.00 to \$ 12.00 per month (25 % R.O.M. X current expenses of \$ 157,000 =

\$ 39,250 / 370 customers or \$ 9.00 dollars per month).

If the seller is allowed to use Return on Investment (Class B, 10%), the customers will see a rate increase in the range of \$ 2.00 to \$ 4.00 per month. The company is operating in the red and cannot pay its obligations at this time.

The purchase allocation will be included in the closing documents.

B- FINANCIAL	B-1	CERTIFIED FINANCIAL STATEMENTS FOR PERIOD ENDING DECEMBER 31,2004	MISSING
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The seller is required to provide the information before the close of escrow as per section 9.1 through 9.3.2. It is due before the close of escrow.

The 2004 financial information is Exhibit C. It is my understanding; the 2005 Annual Report process will start late January. The CSWC 2005 annual report will be used for Exhibit B-1 and certified by the seller's accountant.

The buyer has requested the accountant to certify the 2004 annual report via an audit and or a review of the tax return and the process is pending. This process is due on or before the close of escrow, per section 9.2 through 9.3.2.

An addendum as B-1 will be submitted after the 2005 annual report is submitted and certified.

	2	EXTRAORDINARY TRANSACTIONS	MISSING
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The seller has indicated there have been no extraordinary transactions in 2003, 2004 or 2005. This addendum is due at the close of escrow, per section 9.2.

An addendum as B-2 will be submitted at the close of escrow. The addendum will state there were no extraordinary transactions in 2003, 2004, 2005.

	3	UNDISCLOSED LIABILITIES	MISSING
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The seller has indicated there are no undisclosed liabilities in 2003, 2004 or 2005. The 2005 financial data is pending the CSWC 2005 Annual Report.

An addendum as B-3 will be submitted at the close of escrow. The addendum will state there were no undisclosed liabilities in 2003, 2004, 2005.

	4	REAL PROPERTY ENCUMBRANCES	MISSING
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Preliminary title report indicates there are past due taxes owing on each parcel. The past due tax will be paid via escrow.

An addendum as B-4 will be submitted at the close of escrow. The addendum will state the past due property tax was paid via escrow.

	UNK #1	SECURED PROPERTY TAX BILLS FOR TWO PIECES OF PROPERTY IS THIS EQUAL TO WHAT WAS LISTED IN THE CPC&N DECISION?	PARCELS 024-090-23-00 & 024-090-24-00
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We do not have a copy of CPC&N and I am not sure how to answer this question. The seller has indicated the water company has two parcels (Exhibit B) and three ground leases. We have disclosed the issues on page 6, item 3.5 and 3.6. Per section 9.2 through 9.3.2 the seller has to resolve these items before the close of escrow.

I have requested from the CPUC records office a copy of Decision order 66037 (1963 order to create CSWC) to double check the parcel information. The ground lease information has been requested and is pending. The outstanding property tax on two parcels is disclosed (Exhibit B) and will be paid via escrow.

Exhibit C-1 is the same as Exhibit B. A tax bill copy of the two parcels will be provided at the close of escrow.

C- ASSETS 2004 CPUC ANNUAL REPORT	1	REAL PROPERTY DESCRIPTIONS (3 PARCELS)	MISSING
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The two parcels are listed on Page 6, item 3.5. A copy of the property tax bill is listed, as exhibit B. Enclosed is copy of the title search from Mid Valley Title regarding two parcels. The past due tax will be paid out of escrow.

Item 3.6 requires the seller to provide the documentation to support his claim regarding the ground leases as stated in item 3.5. Through the normal course of a transaction, and as provided for in section 9.2 through 9.2.4 the three ground lease issues (finding a copy of old leases from the 1970's) will be resolved before the close of escrow.

Exhibit C-1 is the same as Exhibit B (Tax records with APN & Property Descriptions). A copy of the tax records will be provided at the close. escrow.

C-3	LIST OF TANGIBLE PERSONAL PROPERTY OWNED OR USED	? PLANT IN SERVICE SCHEDULES OF CPUC ANNUAL REPORT?
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Page 7, item 3.7. The list is due prior to the close of escrow. The seller has indicated the company has very few hand tools or related equipment, other than the water

treatment plant and distributions system. Projected value (hand tools) is less than \$ 1,000.00 and the service truck, which is valued at approximately \$ 5,000.00

Exhibit C-3 will be provided at the close of escrow. The exhibit will be a detailed list of hand tool and or related equipment.

C – 4 LIST OF ACCOUNTS RECEIVABLE	MISSING
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Page 7, item 3.8. The list of accounts receivable is due prior to the close of escrow, per section 9.2. It is customary for the seller to provide this information near the end of the process. The buyer expects this information to be provided two weeks prior to the close of escrow.

Exhibit C-4 will be provided at the close of escrow. The exhibit will be a list of receivables.

C – 5 LIST OF ACCOUNTS PAYABLE	MISSING
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Page 7, item 3.8. The list of account payable is due prior to the close of escrow, per section 9.2. It is customary for the seller to provide this information near the end of the process. The buyer expects this information to be provided two weeks prior to the close of escrow.

Exhibit C-5 will be provided at the close of escrow. The exhibit will be a list of payables.

C – 6 INSURANCE POLICIES	MISSING
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The buyer has requested this document and the seller has to provide it before the close of escrow. Per section 9.2, the seller has time to provide this document, with the understanding it is before the close of escrow.

Exhibit C-6 will be provided at the close of escrow. The exhibit will be a copy of the insurance policy.

D – 1 LIST OF CUSTOMERS	MISSING
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The buyer has requested this information and the seller has to provide it before the close of escrow, per section 9.2. The buyer expects this information in accordance with the O&M agreement.

The seller has indicated they have 370 active customers and 56 pending new customers in the spring of 2007. The builder is Sierra Pacific Industries (SPI) they are in active discussions with Del Oro Water Company and Gary Jennings, agent for Danny Conlin. A copy of the DHS order has been provided to SPI.

Exhibit D-1 will be provided at the close of escrow. The exhibit will be a copy of the current customer list.

E – 1 EMPLOYMENT AGREEMENTS	MISSING
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This transaction provides no employment agreement for Danny Conlin and or any funds outside of the agreement. The future employment of the two employees is uncertain. Section 9.2 requires the seller to provide the information before the close of escrow.

Exhibit E-1 will be provided at the close of escrow. The exhibit will state there is no employment agreement.

F – 1 LIST OF LITIGATION	MISSING
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The seller has indicated there is no litigation at this time or pending other than CPUC items listed on page 1, Recitations item B and page 5 item 3.3.5. and item 3.3.11. Docket I - 03 10 038 and CV51675 in Tuolumne County. Section 9.2 requires the seller to provide the information before the close of escrow.

Exhibit F-1 will be provided at the close of escrow. The exhibit will state there is no litigation other than CPUC items.

F – 2 LIST OF ADMINISTRATIVE PROCEEDINGS	MISSING
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The seller has indicated there is no administrative proceeding other than CPUC items listed on page 1, Recitations item B and page 5. item 3.3.5. and 3.3.11. Docket I - 03 10 038 and CV51675 in Tuolumne County. Section 9.2 requires the seller to provide the information before the close of escrow.

1. Exhibit F-2 will be provided at the close of escrow. Exhibit F-2 will be provided at the close of escrow.

The exhibit will state there are no proceedings other than the CPUC items.

EXHIBITS

APPENDIX		NAME	INCLUDED?
A- PROPERTIES AND LIABILITIES	-1	PROPERTY RESERVED FROM TRANSFER TO BUYER	MISSING
	-2	NONE LISTED	
	-3	PURCHASE PRICE ALLOCATION	MISSING
B- FINANCIAL	-1	CERTIFIED FINANCIAL STATEMENTS FOR PERIOD ENDING DECEMBER 31,2004	MISSING
	-2	EXTRAORDINARY TRANSACTIONS	MISSING
	-3	UNDISCLOSED LIABILITIES	MISSING
	-4	REAL PROPERTY ENCUMBRANCES	MISSING
	NK 1	SECURED PROPERTY TAX BILLS FOR TWO PIECES OF PROPERTY IS THIS EQUAL TO WHAT WAS LISTED IN THE CPC&N DECISION?	PARCELS 024-090-23-00 & 024-090-24-00
C- ASSETS			
2004 CPUC ANNUAL REPORT	-1	REAL PROPERTY DESCRIPTIONS (3 PARCELS)	MISSING
	-2	TAX RECORD FOR 2 PARCELS OWNED AND USED BY THE WATER COMPANY	UNK#1 – OR MISSING
	-3	LIST OF TANGIBLE PERSONAL PROPERTY OWNED OR USED	? PLANT IN SERVICE SCHEDULES OF CPUC ANNUAL REPORT?
	-4	LIST OF ACCOUNTS RECEIVABLE	MISSING
	-5	LIST OF ACCOUNTS PAYABLE	MISSING
	-6	INSURANCE POLICIES	MISSING
D- CUSTOMER / SUPPLIERS	-1	LIST OF CUSTOMERS	MISSING

E- MISCELLANEOU S AGREEMENTS	-1	EMPLOYMENT AGREEMENTS	MISSING
F- LITIGATION	-1	LIST OF LITIGATION	MISSING
	-2	LIST OF ADMINISTRATIVE PROCEEDINGS	MISSING
LISTED AS D	NK #2	DEL ORO WATER COMPANY 2004 FINANCIAL STATEMENT	INCLUDED